

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: June 1, 2006

ITEM NO. \_\_\_\_\_

CASE NUMBER/ PROJECT NAME	<b>26-DR-2006</b> <b>Shea &amp; Scottsdale Retail Center</b>		
LOCATION	7129 E Shea Blvd.		
REQUEST	Request approval of site plan and elevations to update and restore the existing retail site, including a new façade and parking improvements.		
OWNER	Scottsdale Shea Assoc 951-2100	ENGINEER	N/A
ARCHITECT/ DESIGNER	Montgomery Design Group 480-998-1120	APPLICANT/ COORDINATOR	Robert M. Brown Montgomery Design Group 480-998-1120
BACKGROUND	<p><b>Zoning.</b></p> <p>The property is zoned Highway Commercial District (C-3), which allows a variety commercial activities intended to serve a large segment of population than the average neighborhood.</p> <p><b>Context.</b></p> <p>The 6.2-acre site is an existing 25-year old commercial shopping center located near the southwest corner of N. Scottsdale Road and E. Shea Boulevard. The shopping center is surrounded by other commercial development.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none"><li>• North: Commercial, zoned C-3 District</li><li>• South: Commercial, zoned C-3 District</li><li>• East: Commercial, zoned C-3 District</li><li>• West: Commercial, zoned C-3 and C-O Districts</li></ul>		
APPLICANT'S PROPOSAL	<p><b>Applicant's Request.</b></p> <p>This is a request to remodel the primary strip building of the commercial center. This application includes façade changes, landscaping, and other site improvements. The adjacent separate freestanding buildings (bank and Denny's restaurant) also located on the property are not included in this application. The original application also included a proposal to bury the drainage way along the west property line, however that proposal has since been withdrawn due to cost.</p> <p><b>Development Information:</b></p> <ul style="list-style-type: none"><li>• Existing Use: Commercial strip center</li><li>• Proposed Use: Commercial strip center</li></ul>		

- Parcel Size: 6.2 acres
- Building Size: 60,741 square feet
- Existing Building Height: 24 feet
- Allowed Building Height: 36 feet
- Proposed Building Height: 24 feet to 34 feet
- Parking Required: 257 spaces
- Parking Provided: 269 spaces
- Open Space Required: 44,728 square feet
- Open Space Provided: 48,837 square feet

## DISCUSSION

The proposal replaces the 24-foot tall mansard/parapet roof with a new roof featuring a 24 to 34-foot tall raised colonnade façade along the north and east sides of the strip center. The existing red tile roof and cream color stucco façade will be replaced with a tan color theme along with a variety of new materials and tower elements. New materials include tumbled brick, travertine tile, and ledgerstone veneer, with a curved tan metal roof on the tower elements, and new cornice features.

Parking and circulation will also be slightly modified to provide stronger pedestrian connections and to create additional landscaping at the front of the shops. The additional landscaping includes new trees and shrubs at select locations in front of the covered colonnade.

## STAFF

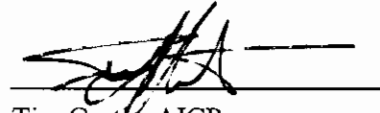
## RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

**STAFF CONTACT(S)**

Tim Curtis, AICP  
Principal Planner  
Phone: 480-312-4210  
E-mail: tcurtis@ScottsdaleAZ.gov

**APPROVED BY**



Tim Curtis, AICP  
Report Author



Lusia Galav, AICP  
Director, Current Planning  
Phone: 480-312-2506  
E-mail: lgalav@scottsdaleAZ.gov

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Proposed Site Plan
5. Landscape Plan
6. Elevations
- A. Stipulations/Zoning Ordinance Requirements



# Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 2-22-06

Project No.: 906-PA-2005

Coordinator: Tim Curtis

Case No.: \_\_\_\_\_

Project Name: Shea & Scottsdale Retail Center Remodel

Project Location: 7121 E Shea Blvd, 85253

## Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C-2

Proposed Zoning: \_\_\_\_\_

Number of Buildings: 4

Parcel Size: 357,384.7 sqft (8.2 Acres)

Gross Floor Area/Total Units: 60,761.0 sqft

Floor Area Ratio/Density: \_\_\_\_\_

Parking Required: 211

Parking Provided: 271

Setbacks: N - \_\_\_\_\_ S - \_\_\_\_\_ E - \_\_\_\_\_ W - \_\_\_\_\_

## Description of Request:

This existing retail project has been in place for over 25 years and is in need of updating and facilities restoration. It has a open drainage channel on the west side of the property that creates unsightly maintenance issues.

The project concept is to facelift the North and East sides of the center with a raised colonnade facade that represents the current market and styles being developed along the Scottsdale Road corridor. Parking and circulation will be only slightly modified to create additional site lighting and planting. We are proposing to underground the drainage way on the west side of the property to allow additional parking and a safer condition.

## Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



**ATTACHMENT #2**



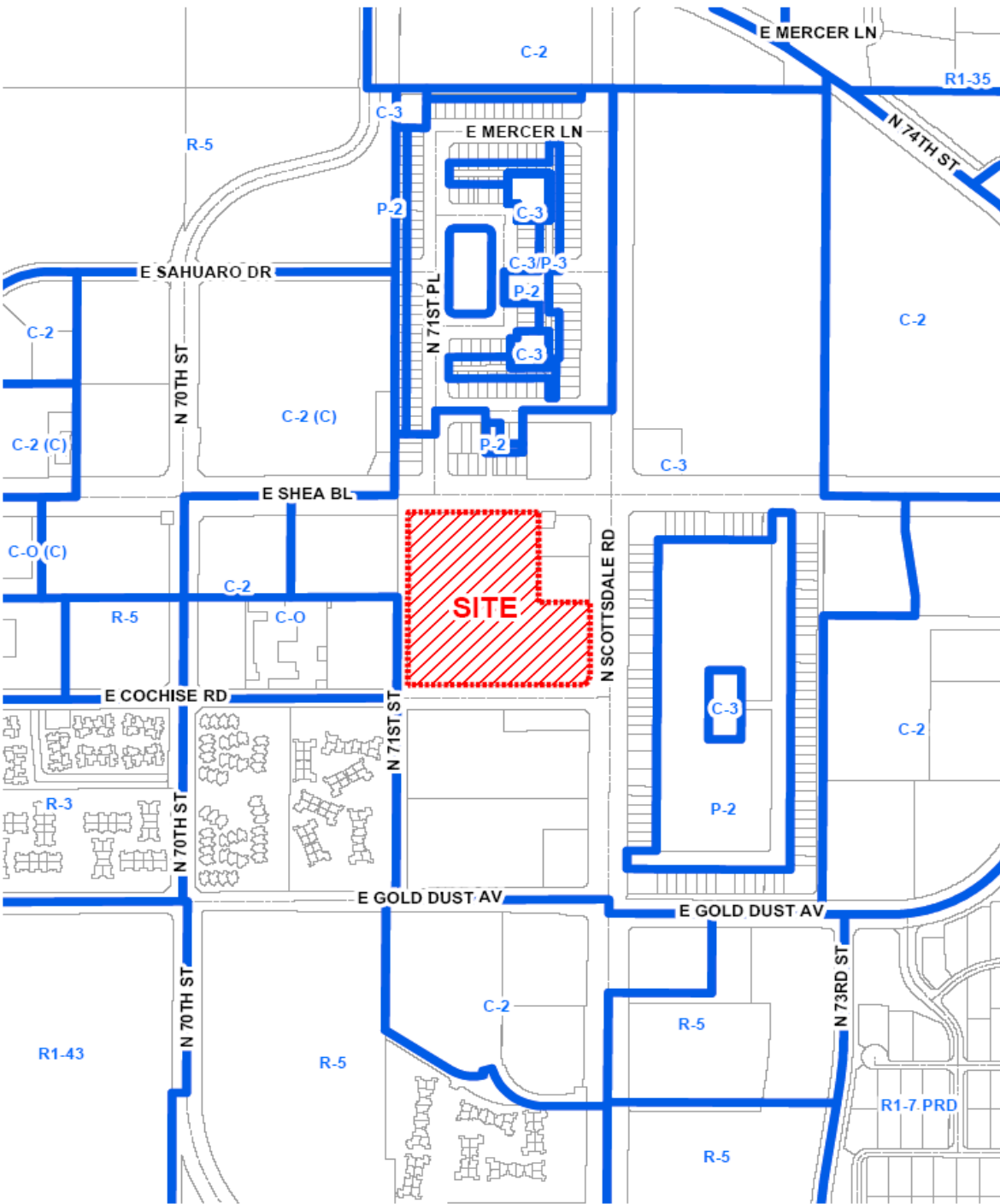


Shea & Scottsdale Retail Center

**26-DR-2006**

ATTACHMENT #2A

# Zoning Map



ZONING R-5

ZONING C-0

ZONING C-3

ZONING C-3



SCHEMATIC ONLY  
NOT FOR  
CONSTRUCTION

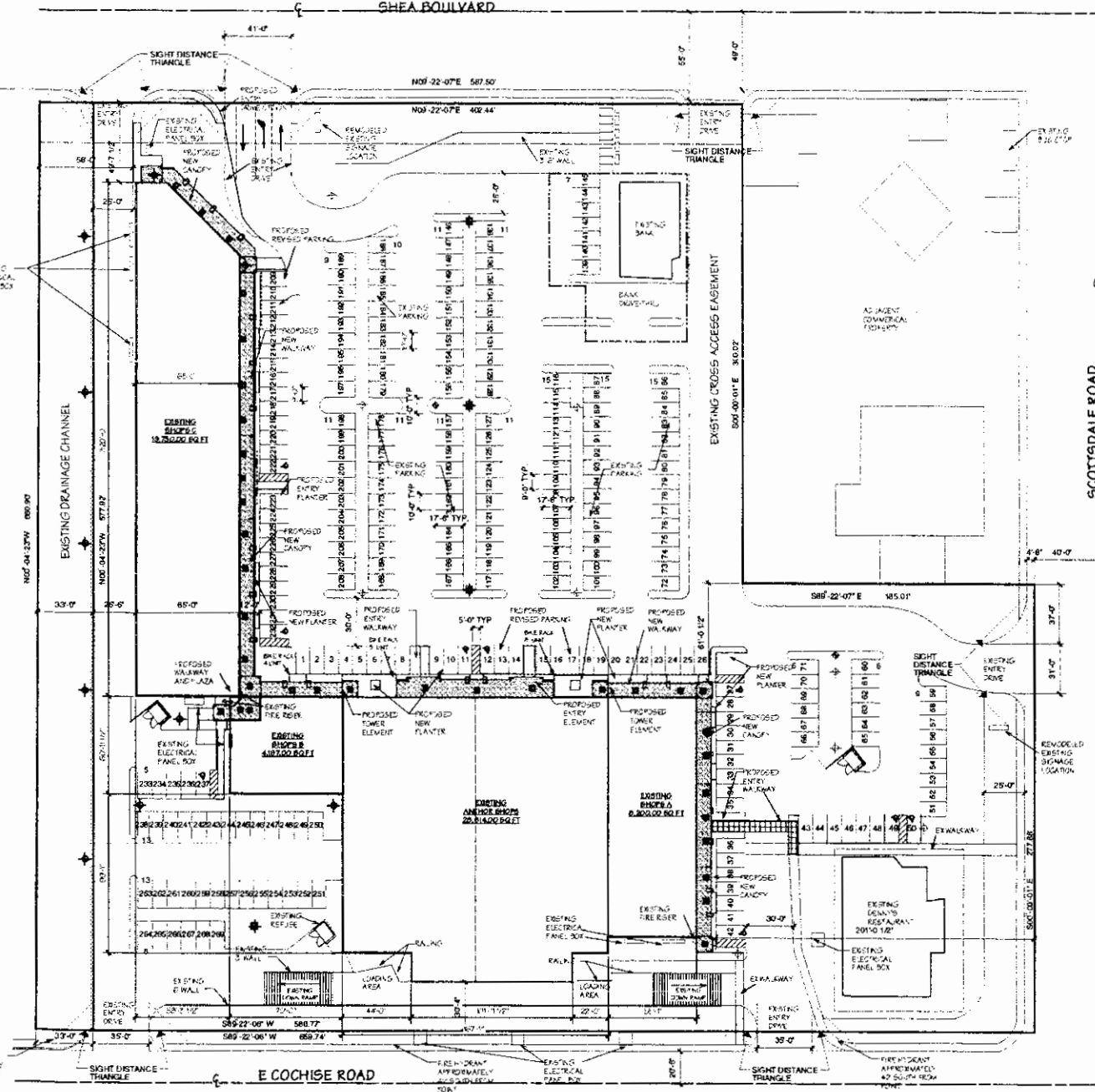
# SHEA AND SCOTTSDALE ROAD RETAIL CENTER REMODEL SCOTTSDALE -SHEA ASSOCIATES



Montgomery Design Group Inc.

PROJECT NAME	DATE
PROJECT NO.	2006-001
PROJECT LOCATION	W.D.
PROJECT OWNER	W.D.
PROJECT ARCHITECT	W.D.
PROJECT ENGINEER	W.D.
PROJECT SITE PLAN	1

Date: 3/15/06  
Time: 9:15:43 AM  
File name: 0638 SITE PLAN



**SITE PLAN**  
SCALE: 1" = 30'

0 10 20 30 FT

- Legend**
- Existing Lighting
  - Proposed Lighting
  - Proposed Lighting
  - Fire Hydrants

**PROJECT DATA:**

Existing Zoning: C-2  
Gross Lot Area: 357,384.77 s.f./8.2 ac  
Net Lot Area: 248,492.5 s.f./5.7 ac  
Gross Building Area: 60,741.0 s.f.  
Net Building Area: 56,000.0 s.f.

New Canopy area: @ 7,570.00 s.f.

**Parking Data:**  
Existing Net Retail Area: 56,209 s.f.  
Parking Required: 1,250 s.f./224.85 stalls  
Existing Net Restaurant Area: 4,550 s.f.  
@ 60% public parking required: 23 stalls  
Existing net Bank area: 2,100 s.f.  
1,250 s.f.  
8.40 stalls

**Total Parking Required:** 256.25 stalls  
- 70 stall allowance variance case #30-38-78  
186.25 stalls  
**Total Parking Available:** 269 stalls

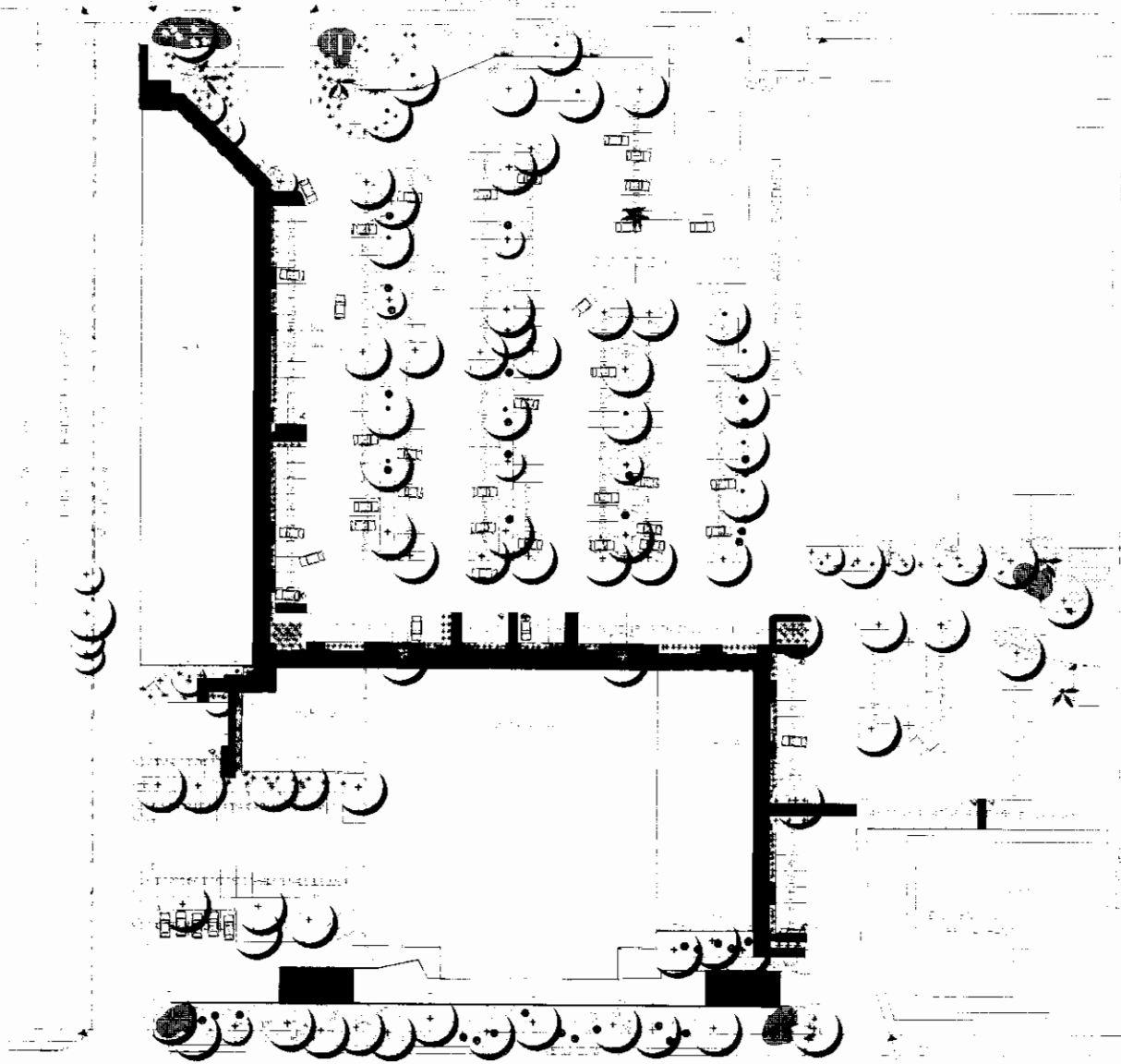
**Accessible Parking Required:** 4% of stalls  
Accessible Parking: 9 stalls

**Open Space Data:**  
Parking lot area: 144,864.90 s.f.  
Landscape area required: 22,892.85 s.f. 15%  
Landscape area provided: 23,002.00 s.f. 16%  
Site open space required: 44,728.66 s.f. 18%  
(or 54'-0" tall bldg)  
Site open space provided: 46,837.10 s.f. 20%

Bicycle Racks: Required=20  
Provided=20

26-DR-2006  
REV: 4/14/2006





- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING PARKING
- PROPOSED PARKING
- EXISTING LANDSCAPE
- PROPOSED LANDSCAPE
- EXISTING ROAD
- PROPOSED ROAD
- EXISTING UTILITY
- PROPOSED UTILITY



26-DR-2006  
REV: 4/14/06

**SHEA AND SCOTTSDALE ROAD  
RETAIL CENTER REMODEL**

**SCOTTSDALE -SHEA ASSOCIATES**

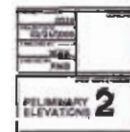


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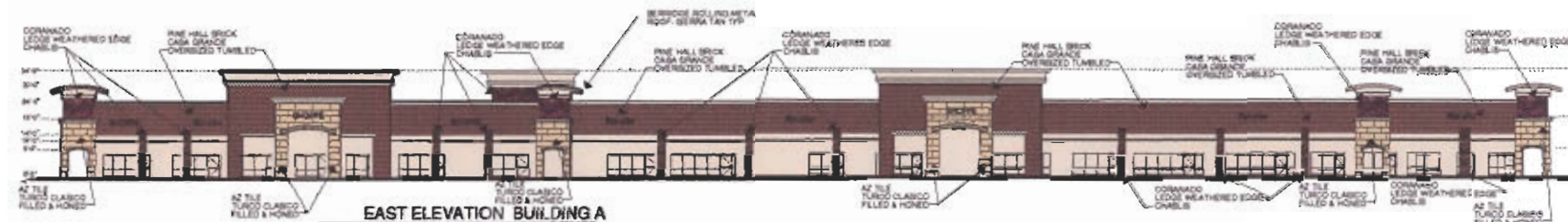
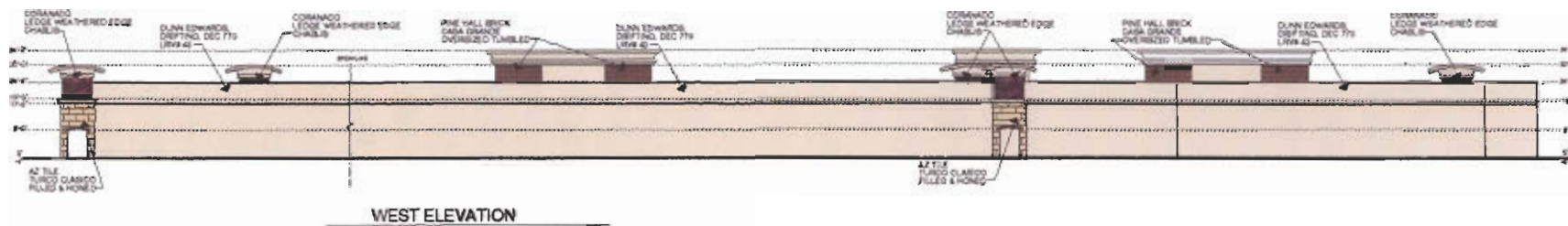
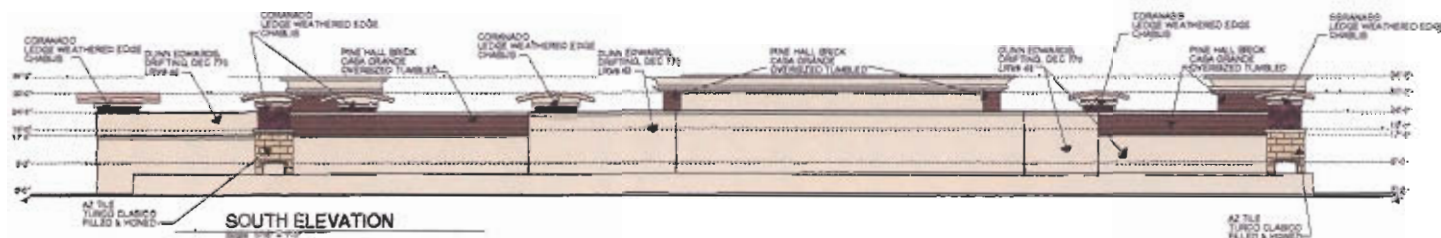
**SHEA AND SCOTTSDALE ROAD  
RETAIL CENTER REMODEL**  
**SCOTTSDALE - SHEA ASSOCIATES**



Montgomery Design Group Inc.



2/28/06  
2:28:33 PM  
Rev: 05/14/06 KEY ELEVATIONS



**ATTACHMENT #6**

**26-DR-2006  
REV: 4/14/2006**

# **Stipulations for Case: Shea & Scottsdale Retail Center 26-DR-2006**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

## **PLANNING**

### **APPLICABLE DOCUMENTS AND PLANS:**

#### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Montgomery Design Group Inc. with a staff receipt date of 4/14/2006.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Montgomery Design Group Inc. with a staff receipt date of 4/14/2006.
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Killip Land Planning with a staff receipt date of 4/14/2006.

### **ARCHITECTURAL DESIGN:**

#### **DRB Stipulations**

2. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
3. No new exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
4. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.

### **LANDSCAPE DESIGN:**

#### **DRB Stipulations**

5. At time of final plans the landscape plans shall be revised to identify the existing species to remain by common and botanical name.
6. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.

#### **Ordinance**

- A. At time of final plans the landscape plan shall be revised to include the calculations to show compliance with section 49-246 of the City Code.

**EXTERIOR LIGHTING DESIGN:**

**DRB Stipulations**

7. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting, unless the proposed wattage is less than 42 watts.
8. No landscape lighting is proposed with this application. If the applicant chooses to add landscape lighting they shall submit for a Staff Approval.
9. The individual luminaire lamp shall not exceed 250 watts.
10. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
11. All exterior light poles, pole fixtures, and yokes shall match the existing fixtures on site.

**VEHICULAR AND BICYCLE PARKING:**

**DRB Stipulations**

12. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

**ADDITIONAL PLANNING ITEMS:**

**DRB Stipulations**

13. No exterior vending or display shall be allowed.
14. Flagpoles, if provided, shall be one piece, conical, and tapered.
15. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

## **ENGINEERING**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

**APPLICABLE DOCUMENTS AND PLANS:**

16. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Montgomery Design Group Inc. with a staff receipt date of 4/14/2006.